

County of San Diego TIF Program
PENDLETON-DE LUZ FEE SCHEDULE

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$880 / acre	\$2 / acre	\$882 / acre
AIRPORT			
Commercial	\$30,801 / ksf	\$69 / ksf	\$30,870 / ksf
General Aviation	\$2,640 / acre	\$6 / acre	\$2,646 / acre
Heliports	\$44,002 / acre	\$98 / acre	\$44,100 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$269,400 / acre	\$600 / acre	\$270,000 / acre
Self-serve	\$44,900 / wash stall	\$100 / wash stall	\$45,000 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$115 / fueling space	\$51,840 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$112 / fueling space	\$50,220 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$108 / fueling space	\$48,600 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$36 / ksf	\$16,200 / ksf
Auto Repair Center	\$6,466 / ksf	\$14 / ksf	\$6,480 / ksf
Auto Parts Sales	\$19,397 / ksf	\$43 / ksf	\$19,440 / ksf
Quick Lube	\$12,931 /	\$29 /	\$12,960 /
Tire Store	\$8,082 / ksf	\$18 / ksf	\$8,100 / ksf
CEMETERY	\$2,245 / acre	\$5 / acre	\$2,250 / acre
CHURCH (OR SYNAGOGUE)	\$3,596 / ksf	\$8 / ksf	\$3,605 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$35 / ksf	\$15,750 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$45 / ksf	\$20,025 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$62 / ksf	\$28,080 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$94 / ksf	\$42,120 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$34 / ksf	\$15,300 / ksf
Electronics Superstore	\$19,083 / ksf	\$43 / ksf	\$19,125 / ksf
Factory Outlet	\$15,266 / ksf	\$34 / ksf	\$15,300 / ksf
Supermarket	\$57,248 / ksf	\$128 / ksf	\$57,375 / ksf
Drugstore	\$34,349 / ksf	\$77 / ksf	\$34,425 / ksf

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Convenience Market (15-16 hours)	\$190,825 / ksf	\$425 / ksf	\$191,250 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$595 / ksf	\$267,750 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$723 / ksf	\$325,125 / ksf
Discount Club	\$22,899 / ksf	\$51 / ksf	\$22,950 / ksf
Discount Store	\$22,899 / ksf	\$51 / ksf	\$22,950 / ksf
Furniture store	\$2,290 / ksf	\$5 / ksf	\$2,295 / ksf
Lumber Store	\$11,450 / ksf	\$26 / ksf	\$11,475 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$34 / ksf	\$15,300 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$51 / ksf	\$22,950 / ksf
Garden Nursery	\$15,266 / ksf	\$34 / ksf	\$15,300 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$94 / ksf	\$42,075 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$4 / unit	\$1,913 / unit
EDUCATION			
University (4 years)	\$1,078 / student	\$2 / student	\$1,080 / student
Junior College (2 years)	\$534 / student	\$1 / student	\$536 / student
High School	\$548 / student	\$1 / student	\$549 / student
Middle/Junior High	\$552 / student	\$1 / student	\$554 / student
Elementary	\$647 / student	\$1 / student	\$648 / student
Day Care	\$1,931 / child	\$4 / child	\$1,935 / child
FINANCIAL			
Bank (Walk-In only)	\$51,860 / ksf	\$116 / ksf	\$51,975 / ksf
with Drive-Through	\$69,146 / ksf	\$154 / ksf	\$69,300 / ksf
Drive-Through only	\$86,433 / lane	\$193 / lane	\$86,625 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$96 / lane	\$43,313 / lane
Savings & Loan	\$20,744 / ksf	\$46 / ksf	\$20,790 / ksf
Drive-Through only	\$86,433 / lane	\$193 / lane	\$86,625 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$96 / lane	\$43,313 / lane
HOSPITAL			
General	\$8,800 / bed	\$20 / bed	\$8,820 / bed
Convalescent/Nursing	\$1,320 / bed	\$3 / bed	\$1,323 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$13 / ksf	\$5,760 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$8 / ksf	\$3,528 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$10 / ksf	\$4,365 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$4 / ksf	\$1,746 / ksf
Warehousing	\$2,178 / ksf	\$5 / ksf	\$2,183 / ksf
Storage	\$871 / ksf	\$2 / ksf	\$873 / ksf
Science Research & Development	\$3,484 / ksf	\$8 / ksf	\$3,492 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$6 / acre	\$2,619 / acre
LIBRARY	\$19,756 / ksf	\$44 / ksf	\$19,800 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$10 / room	\$4,320 / room
Motel	\$3,879 / room	\$9 / room	\$3,888 / room
Resort Hotel	\$3,448 / room	\$8 / room	\$3,456 / room
Business Hotel	\$3,017 / room	\$7 / room	\$3,024 / room
MILITARY	\$1,100 / person	\$2 / person	\$1,103 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$19 / ksf	\$8,640 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$16 / ksf	\$7,421 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$12 / ksf	\$5,238 / ksf
Single Tenant Office	\$6,097 / ksf	\$14 / ksf	\$6,111 / ksf
Corporate Headquarters	\$3,049 / ksf	\$7 / ksf	\$3,056 / ksf
Government (Civic Center)	\$11,315 / ksf	\$25 / ksf	\$11,340 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$76 / ksf	\$34,020 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$168 / ksf	\$75,600 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$252 / ksf	\$113,400 / ksf
Mail Drop Lane only	\$565,740 / lane	\$1,260 / lane	\$567,000 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$630 / lane	\$283,500 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$151 / ksf	\$68,040 / ksf
Medical-Dental	\$20,205 / ksf	\$45 / ksf	\$20,250 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$47 / acre	\$21,150 / acre
Regional (developed)	\$8,441 / acre	\$19 / acre	\$8,460 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$5 / acre	\$2,115 / acre
State (average 1000 acres)	\$422 / acre	\$1 / acre	\$423 / acre
Amusement (Theme)	\$33,765 / acre	\$75 / acre	\$33,840 / acre
San Diego Zoo	\$48,537 / acre	\$108 / acre	\$48,645 / acre
Sea World	\$33,765 / acre	\$75 / acre	\$33,840 / acre
RECREATION			
Beach, Ocean or Bay	\$245,154 / klf shore	\$546 / klf shore	\$245,700 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$46 / klf shore	\$20,475 / klf shore
Bowling Center	\$12,258 / ksf	\$27 / ksf	\$12,285 / ksf
Campground	\$1,634 / campsite	\$4 / campsite	\$1,638 / campsite
Golf Course	\$2,860 / acre	\$6 / acre	\$2,867 / acre
Driving Range only	\$28,601 / acre	\$64 / acre	\$28,665 / acre
Marinas	\$1,634 / berth	\$4 / berth	\$1,638 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$82 / acre	\$36,855 / acre
Racquetball/Health Club	\$12,258 / ksf	\$27 / ksf	\$12,285 / ksf

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Tennis Courts	\$6,537 / acre	\$15 / acre	\$6,552 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$46 / acre	\$20,475 / acre
Indoor Arena	\$12,258 / acre	\$27 / acre	\$12,285 / acre
Racetrack	\$16,344 / acre	\$36 / acre	\$16,380 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$66 / ksf	\$29,880 / ksf
RESIDENTIAL			
Estate, Urban or Rural	\$5,226 / unit	\$12 / unit	\$5,238 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$4,355 / unit	\$10 / unit	\$4,365 / unit
(average 3-6 DU/acre)			
Condominium	\$3,484 / unit	\$8 / unit	\$3,492 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$2,613 / unit	\$6 / unit	\$2,619 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$8 / unit	\$3,492 / unit
(6-20 DU/acre)	\$2,613 / unit	\$6 / unit	\$2,619 / unit
Mobile Home			
Family	\$2,178 / unit	\$5 / unit	\$2,183 / unit
Adults Only	\$1,307 / unit	\$3 / unit	\$1,310 / unit
Retirement Community	\$1,742 / unit	\$4 / unit	\$1,746 / unit
Congregate Care Facility	\$1,091 / unit	\$2 / unit	\$1,094 / unit
RESTAURANT			
Quality	\$39,512 / ksf	\$88 / ksf	\$39,600 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$141 / ksf	\$63,360 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$572 / ksf	\$257,400 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$616 / ksf	\$277,200 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$132 / ksf	\$59,400 / ksf
TRANSPORTATION			
Bus Depot	\$11,225 / ksf	\$25 / ksf	\$11,250 / ksf
Truck Terminal	\$4,490 / ksf	\$10 / ksf	\$4,500 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$170 / berth	\$76,500 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$300 / acre	\$135,000 / acre
Park & Ride Lots	\$179,600 / acre	\$400 / acre	\$180,000 / acre
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